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Kurt A. James, Esq.
KJP Partners LLP

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QUITCLAIM DEED

MB REALTY GROUP, LLC, a Massachusetts limited liability company with a mailing address at 339 Massachusetts Avenue, Arlington, MA 02474 (the "Grantor"),

for consideration paid and in full consideration of THREE MILLION SEVEN HUNDRED THOUSAND DOLLARS and 00/100 (\$3,700,000.00), the receipt and sufficiency of which are hereby acknowledge,

does hereby grant to **HOUSING CORPORATION OF ARLINGTON**, a Massachusetts nonprofit corporation with a mailing address at 252 Massachusetts Avenue, Arlington, MA 02474, with QUITCLAIM COVENANTS,

the land with the buildings thereon situated in the Town of Arlington, Middlesex County, Massachusetts, commonly known as 10 Sunnyside Avenue and more particularly described on EXHIBIT A attached hereto and incorporated herein.

Grantor is not classified for the current taxable years as a corporation for federal income tax purposes.

Said premises are conveyed subject to and with the benefit of all easements, rights, restrictions, and agreements of record insofar as the same are still in force and applicable. Meaning and intending to convey and hereby conveying the parcel of land and all buildings thereon conveyed to the Grantor by Deed dated December 19, 2019, and recorded on December 23, 2019, with the Middlesex South District Registry of Deeds (the "Registry") at Book 73883, Page 259.

Property Address: 10 Sunnyside Avenue, Arlington, MA

[SIGNATURES ON THE FOLLOWING PAGE]

Executed under seal this 14 day of October, 2022.

MB REALTY GROUP, LLC

By:



Name: Jim McIntyre

Title: Manager

STATE OF ILLINOIS

Cook ss.

On this 14 day of October 2022, before me the undersigned notary public, personally appeared Jim McIntyre, personally appeared, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as Manager of MB Realty Group, LLC, as the voluntary act of the limited liability company.



(official signature and seal of notary)

Notary Public: *Leonard F. Givenco*
My Commission Expires:

8/15/2023



Exhibit A

LEGAL DESCRIPTION

Property Address: 10 Sunnyside Avenue, Arlington, Massachusetts

The land together with the buildings thereon in Arlington, Middlesex County, Massachusetts, bounded and described as follows:

Lot A shown on plan entitled "Land in Arlington, Mass., Owned by Grace S. Russell", dated October 25, 1905 by Dana E. Perkins, Surveyor, recorded with said Deeds, Book 3202, Page End, EXCLUDING THEREFROM a 10 foot wide strip of land on the northeasterly side of locus as set forth in Deed of Adler M. B. Hanson et al, dated November 29, 1956, recorded the Middlesex County Southern District Registry of Deeds in Book 8863, Page 437.